

\$8,811,250 - 285193 Township Road 262, Rural Rocky View County

MLS® #A2257721

\$8,811,250

0 Bedroom, 0.00 Bathroom,
Land on 18.55 Acres

NONE, Rural Rocky View County, Alberta

18.55 acres located in the growing industrial community of East Balzac. Currently zoned A-SML, however, this parcel is Included in the East Balzac ASP (SDA5), with the possibility for future INDUSTRIAL AND BUSINESS USES. Onsite is a 40' x 60' building (approximately 25 years old) with in floor heating and a 30' x 50' building (age unknown) with radiant heat. Home on property will remain. Property has farm utilities which include electrical, gas, septic and 3 drilled wells. Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport.



Essential Information

MLS® #	A2257721
Price	\$8,811,250
Bathrooms	0.00
Acres	18.55
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	285193 Township Road 262
Subdivision	NONE
City	Rural Rocky View County



County	Rocky View County
Province	Alberta
Postal Code	T4A1V7

Additional Information

Date Listed	September 16th, 2025
Zoning	A-SML p8.1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.